2007-05172/

STATISTICS

YUKON REAL ESTATE SURVEY

Second Quarter, 2007

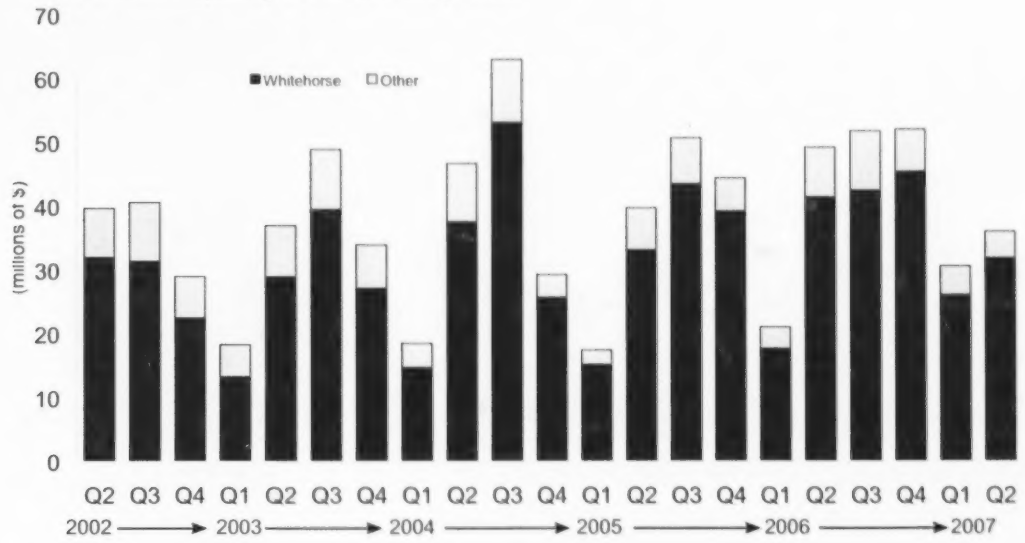
1 Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			($000)	
2007	Q2	35,984.2	31,801.5	4,182.7
	Q1	30,557.9	26,003.4	4,554.4
2006	Q4	52,026.5	45,369.5	6,656.9
	Q3	51,769.2	42,444.8	9,324.3
	Q2	49,191.0	41,378.1	7,812.9

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

The value of real estate transactions in the Yukon for the second quarter of 2007 decreased by $13,206,800, or 26.8%, compared with the second quarter of 2006. The total value of real estate transactions in the second quarter of this year was $35,984,200, while the value of real estate transactions in the second quarter of 2006 was $49,191,000. On a year-to-date basis, real estate transactions in the first and second quarter of this year totalled $66,542,100 compared to $70,185,500 for the same period in 2006. This represents a decrease of $3,643,400, or 5.2%.

In Whitehorse, the value of transactions decreased 23.1%, comparing the second quarter of 2007 with the second quarter of 2006. In the rest of the Yukon the value of transactions decreased by 46.5% when comparing the same time period.



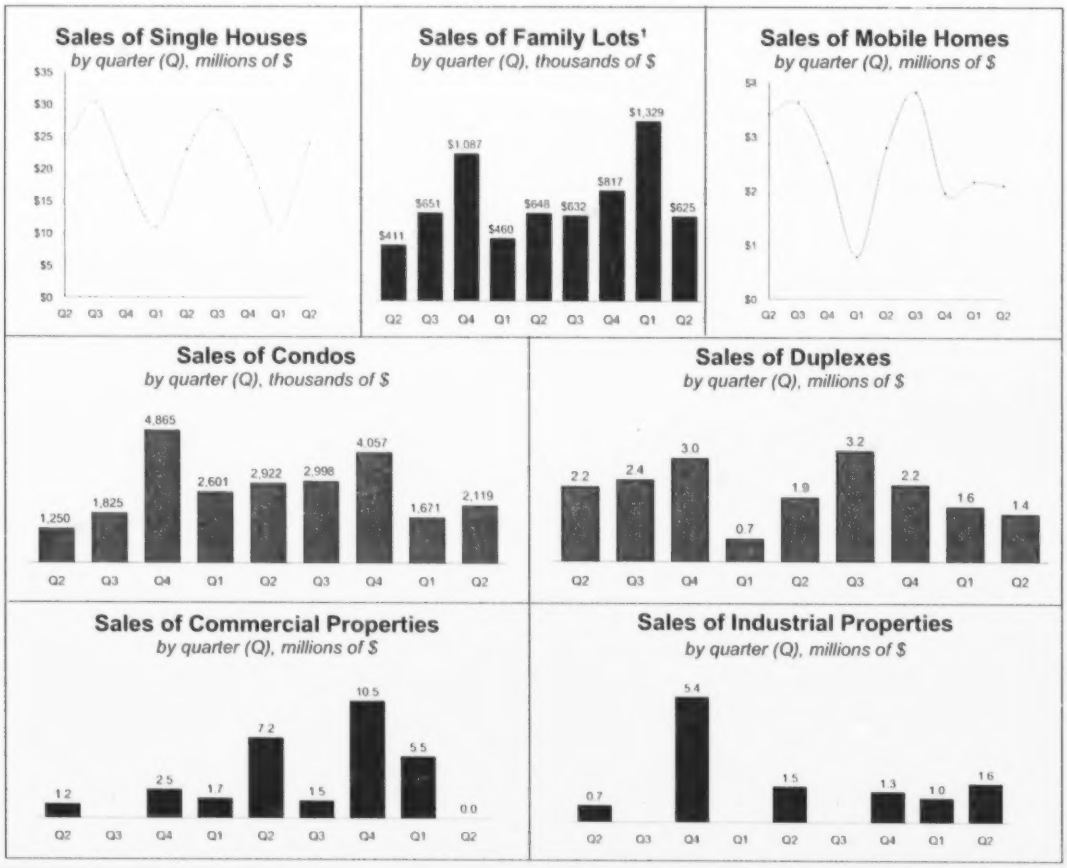
2 Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse decreased $9,576,700 or 23.1%, comparing the second quarter of 2007 ($31,801,500) to the second quarter of 2006 ($41,378,100).

		Total *	Single Houses	Family Lots[1]	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2007	Q2	31,801.5	23,932.7	625.1	2,091.2	2,118.7	1,391.5	0	0	1,642.2
	Q1	26,003.4	10,825.3	1,329.3	2,160.4	1,671.3	1,601.0	1,898.1	5,501.1	1,016.9
2006	Q4	45,369.5	21,813.9	816.6	1,952.9	4,056.6	2,247.4	2,700.0	10,490.0	1,292.1
	Q3	42,444.8	29,080.4	631.8	3,813.8	2,998.0	3,242.9	668.8	1,523.9	..
	Q2	41,378.1	22,914.4	648.1	2,792.6	2,922.2	1,879.4	..	7,166.9	1,515.0
Number of Real Estate Transactions										
2007	Q2	135	89	10	13	11	7	0	0	5
	Q1	116	43	21	14	9	8	3	13	5
2006	Q4	164	87	12	14	22	12	3	9	5
	Q3	197	114	11	25	19	18	3	5	..
	Q2	169	97	12	19	17	11	..	7	4

* Notes: "Total" may include other transactions; ".." = not available.
Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q2 2005 to Q2 2007, *by type of transaction*



3 Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

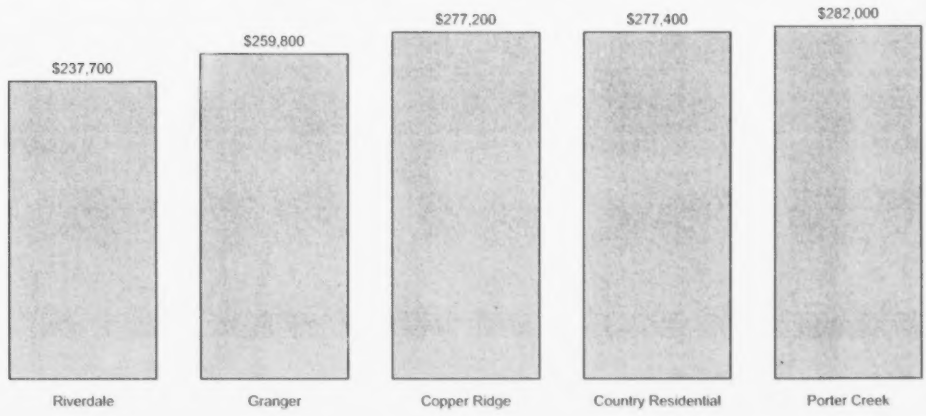
		Total	Down-town	Riverdale	Porter Creek	Granger	Logan	Country Residential*	Copper Ridge	Takhini	Other**
Value of Single House Sales						($000)					
2007	Q2	23,932.7	875.3	1,426.1	3,383.4	1,039.0	..	3,051.9	12,196.8	0.0	1,462.9
	Q1	10,825.3	..	1,795.7	2,610.5	0.0	..	828.0	3,778.3	0.0	1,240.3
2006	Q4	21,813.9	..	3,419.0	3,139.5	2,587.1	1,049.5	1,382.5	8,179.3	0.0	1,947.0
	Q3	29,080.4	592.0	4,935.9	5,715.0	2,367.2	..	3,083.4	10,699.9	0.0	1,223.0
	Q2	22,914.4	1,148.5	4,371.3	2,396.0	1,979.0	913.0	1,242.4	9,066.8	793.0	1,004.4
Number of Single House Sales											
2007	Q2	89	4	6	12	4	..	11	44	0	6
	Q1	43	..	8	11	0	..	3	13	0	5
2006	Q4	87	..	15	14	9	4	5	30	0	9
	Q3	114	3	22	22	8	..	10	42	0	5
	Q2	97	6	20	10	8	4	4	37	3	5
Average Price of Single Houses Sold						($000)					
2007	Q2	268.9	218.8	237.7	282.0	259.8	..	277.4	277.2	0.0	243.8
	Q1	251.8	..	224.5	237.3	0.0	..	276.0	290.6	0.0	248.1
2006	Q4	250.7	..	227.9	224.3	287.5	262.4	276.5	272.6	0.0	216.3
	Q3	255.1	197.3	224.4	259.8	295.9	..	308.3	254.8	0.0	244.6
	Q2	236.2	191.4	218.6	239.6	247.4	228.3	310.6	245.0	264.3	200.9

Notes: * Country residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley, etc.
** "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.
".." = unavailable. Rows may not total due to rounding.

- The average single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $32,700 or 13.8%, comparing the second quarter of 2006 ($236,200) to the second quarter of 2007 ($268,900).

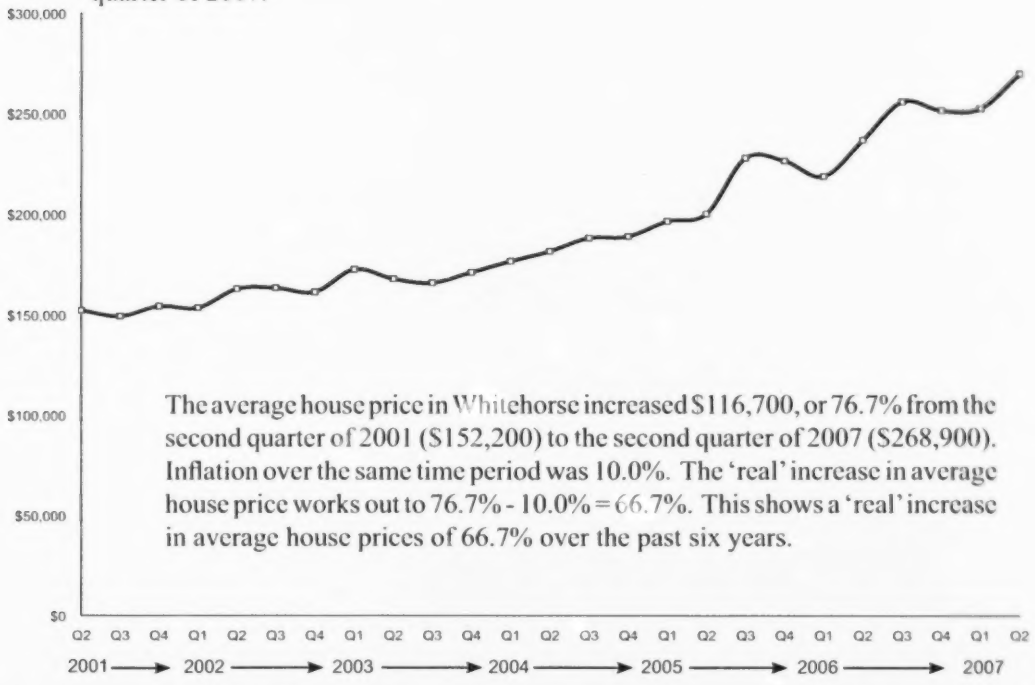
- A comparison of prices in the second quarter of 2006 with prices in the second quarter of 2007 shows that:
  - The average price of a house sold in Riverdale increased from $218,600 to $237,700, or 8.7%;
  - The average price of a house sold in Porter Creek increased from $239,600 to $282,000, or 17.7%;
  - The average price of a house sold as Country Residential decreased from $310,600 to $277,400, or 10.7%;
  - The average price of a house sold in Copper Ridge increased from $245,000 to $277,200, or 13.1%.

Average Price of Single Houses Sold, *Second Quarter, 2007*



4 Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the second quarter of 2001 to the second quarter of 2007.



The average house price in Whitehorse increased $116,700, or 76.7% from the second quarter of 2001 ($152,200) to the second quarter of 2007 ($268,900). Inflation over the same time period was 10.0%. The 'real' increase in average house price works out to 76.7% - 10.0% = 66.7%. This shows a 'real' increase in average house prices of 66.7% over the past six years.

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in the Yukon, with the exception of 'not-at-arm's-length' transactions, which are excluded. ('Not-at-arm's-length' transactions are those that do not reflect open market values.) All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse; and (4) Average house prices in Whitehorse over the past few years.

[1]The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

Yukon
Executive Council Office
Bureau of Statistics

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